

## **City Council Workshop – 19 November 2012**

### **Unified Development Ordinance**

Staff will respond to any Council questions that have been submitted. The first section contains questions received regarding Chapter 6; this chapter was discussed on November 15<sup>th</sup>. Staff provides the question posed, a response, and a recommendation, if appropriate.

The second section of this report provides an overview of Chapter 7. Staff will present Chapter 7 at the November 19<sup>th</sup> work session.

A list of deferred items that will not be discussed at this meeting is included in section 3 of this report.

### ***City Council Questions***

*Because of the holiday schedule, there were no City Council questions submitted for the week of November 12<sup>th</sup> through November 16<sup>th</sup> regarding Chapter 6.*

### ***Deferred Items***

*There are no deferred items to be discussed at November 19<sup>th</sup> City Council work session.*

### ***Chapter 7 Overview***

Chapter 7 contains supplementary regulations, such as landscaping, parking, signage and lighting. The parking requirements are categorized by use in the parking schedule beginning on page 7-4. The UDO introduces new standards for short- and long-term bicycle parking requirements. Short term bicycle parking is intended for patrons and visitors, while long-term bicycle parking is intended for employees and residents. These standards were modified after review by the Bicycle and Pedestrian Advisory Commission. There were some minor alterations to the vehicular parking standards; notably an increase in required parking for places of worship and the addition of required visitor parking for multi-family dwellings. The UDO also introduces additional parking reductions for certain situations, such as proximity to transit.

Chapter 7 contains provisions for transitional protective yards and street protective yards. The transitional protective yards would be applied in certain situations where incompatible uses are adjacent. Street protective yards would be required along the street right-of-way for certain uses. This street yard would be in addition to the streetscape treatment, which is required for all uses.

The Planning Commission recommended a new section regarding maximum parking provided. This section would require some level of mitigation when a development

installs more than 150% of the required parking on a site. The Planning Commission also recommended a new section regarding the treatment of large retaining walls. This section would require a step back of tall retaining walls located within 30 feet of the right-of-way.

## ***Deferred Items***

*The remaining list of deferred items will not be discussed at the November 15<sup>th</sup> work session.*

1. Section 1.5.3.B.6. Required Amenity  
This issue was raised when discussing the recommendations of the Planning Commission. Item 1.8 would add language to permit tree conservation area to be used in the 5% required amenity area for certain building types. Questions were also raised regarding the usage of the open space – should some portion be active? What defines an amenity? The urban design guidelines may contain insight. This issue was raised during the discussion of townhomes, and the removal of minimum lot sizes. The concern raised was that there would be no open space included in these developments.
2. Section 1.5.12 Residential Garage Options  
This was discussed during the review of chapter 1. Staff was directed to review the provision for recession of 6’ or more that places no restrictions. Also, Councilor Stephenson distributed a proposal that would modify the standards.
3. Section 2.4.2 Backyard Cottages  
The topic of backyard cottages was sent to the Comprehensive Planning Committee.
4. Residential Building Height  
Staff received a list of houses to examine. Staff members are currently measuring the height of these structures, and will return with a full report.
5. Civic Buildings  
Staff was directed to examine parking and driveway standards for civic buildings. Pedestrian access and parking location should be considered.
6. Community Gardens  
Staff was asked to explore the permitted districts for community gardens; specifically the reason for a special use permit in the R-2 through R-10 zoning districts.
7. Resource Extraction  
Staff was asked to explore the range of districts where resource extraction is permitted.

8. Residential Density

Staff was asked to explain how the lack of maximum residential density in the mixed use districts given the current discussion regarding adequate facilities; specifically related to transportation.